



## **Ulster County 2015 Tax Lien Foreclosure Report**

### **BY THE NUMBERS**

The County of Ulster has released its County of Ulster Public Auction 2015 notice. The date of the public auction is Tuesday, April 21, 2015 at 9:00 AM at Vanderlyn Hall – SUNY Ulster. This annual event auctions real property parcels which are more than 3 years delinquent in payment of real estate taxes.

There are 281 auction properties totaling \$6,994,797 listed in the initial Public Auction booklet published by the Ulster County Department of Finance. The parcels range from a .13 acre parcel in the Town of Lloyd which has a \$534 delinquency, to a 5.8 acre parcel in the Town of Ulster with a delinquency of \$654,441 and an accumulation of unpaid taxes dating back to 2011

The cumulative and compounded unpaid balance of taxes has increased by over 40% or \$2,139,508 from 2014's balance, while the number of properties has increased approximately 4% over the previous year.

The Town of Ulster tops the list with 32 parcels and the largest amount of outstanding liens totaling \$1,995,886. The Town of Saugerties is the second highest with \$1,184,577 in outstanding tax liens. These two municipalities encompass nearly 45% of the total dollars owed.

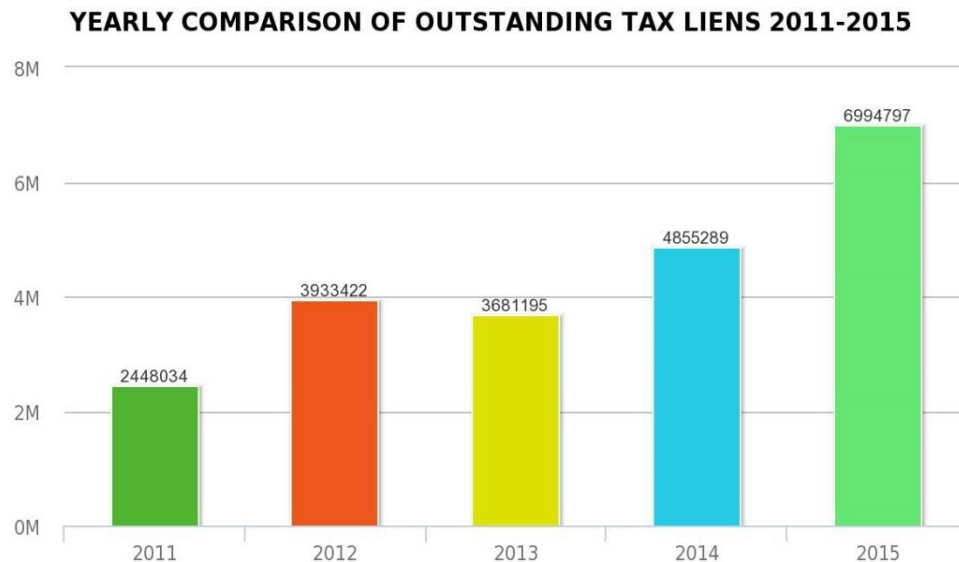
It is important to note, however, that the current figures reflect several parcels which have been “deemed hazardous” and have appeared on the delinquent list for a number of years and are least likely to sell. They include

**Schedule of Currently Uncollectable/Hazardous Accounts**

TOWN	SBL#	NAME	AMOUNT	STATUS
Plattekill	95.3-4-37	HVES Inc.	\$153,721.00	Former Dump/Toxic/clean up
Rochester	77.9-1-42	Solcberg, Reginald A Jr	\$66,528.00	Former Gas Station
Saugerties	8.4-2-1.200	Syska Enterprises Inc	\$566,111.00	Tire Dump
Saugerties	8.4-3-24	Tire Recycling Inc.	\$33,726.00	Tire Dump
Shawangunk	106.3-2-4	Brown, William R Jr. & Lisa	\$178,264.00	Junkyard
Wawarsing*	82.76-1-1	Ellenville Scrap Iron & Metal Co Inc.	\$395,535.00	Junkyard in cleanup process
Wawarsing	83.1-1-2	Smith, Robert D & Williard E	\$45,766.00	Service Ctr.
<b>TOTAL</b>			<b>\$1,439,651.00</b>	

\*Property is located in Wawarsing/Ellenville.

**Chart 1** compares the annual outstanding tax liens from the years ending 2011 through 2015. We note the number of unredeemed parcels and the dollar amount has nearly tripled since 2011.

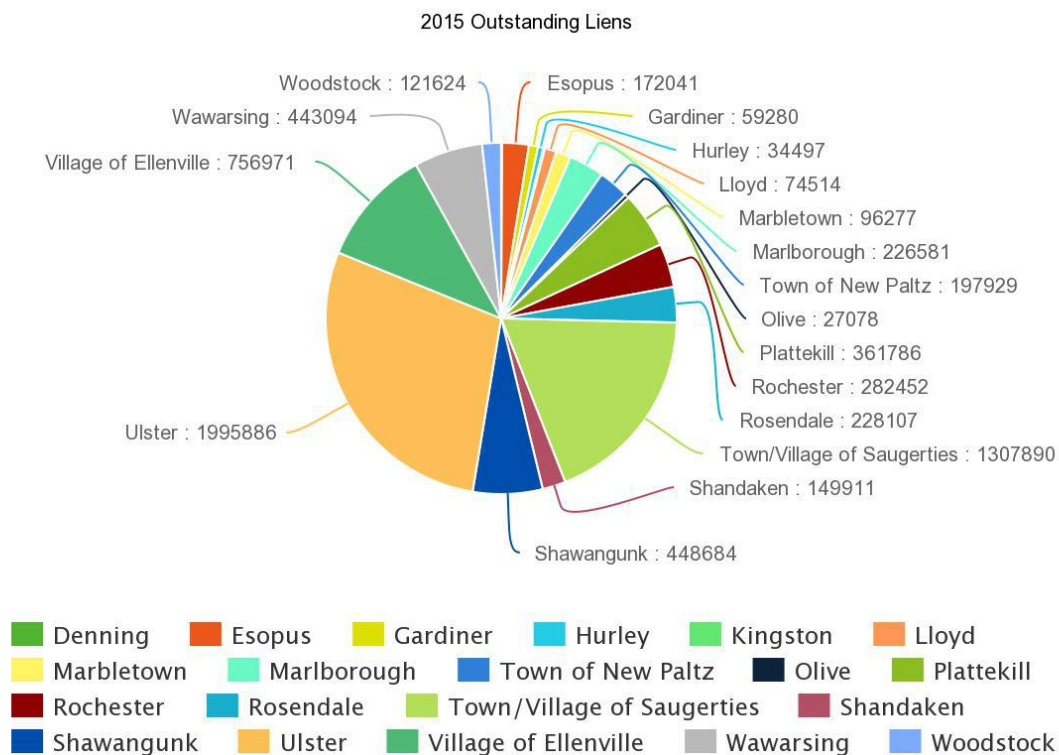


*\* In Dollars*

The most significant change occurred in 2012. The number of parcels with outstanding liens increased 29% from 2011, and the dollar amount of these taxes had an increase in value of nearly

\$1.5 million. That trend continued in 2015 with an increase of outstanding liens of 4% with a dollar amount increase of \$2,139,508 from 2014.

**Chart 2** shows the outstanding tax liens for the respective towns located within Ulster County. As the chart shows, the Town of Ulster has the most significant amount of liens outstanding, totaling \$1,995,886 which includes 32 parcels.



*\* In Dollars*